

# PROPERTY INVESTMENT REPORT

9475 50TH WAY N  
PINELLAS PARK, FLORIDA 33782



**INFLEX HOMEVESTORS LLC**  
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## PROPERTY FINANCIAL OVERVIEW

### PROJECT COSTS

Cost Item	Amount
Purchase Price	\$253,000
Buying Costs	\$1,200
<b>Total Purchase Costs:</b>	<b>\$254,200.00</b>
Repair Costs	\$55,000
Contingency (27.8%)	\$15,271
<b>Total Repair Costs</b>	<b>\$70,270.75</b>
Holding Costs (4 Months)	\$3,100
Financing Costs	\$24,656
<b>Total Holding Costs</b>	<b>\$27,755.86</b>
<b>Total Upfront Project Costs</b>	<b>\$352,226.61</b>

### FINANCING

Upfront Project Costs	\$352,226.61
-Less Financed Amount	-\$352,227
<b>Investor Cash Outlay</b>	<b>\$0.00</b>

### PROJECT RETURNS

Projected Sales Price (ARV):	\$430,000.00
-Less Total Project Costs (excl. Selling)	-\$352,226.61
-Less Selling Costs	-\$26,800
<b>Projected Profit:</b>	<b>\$50,973.39</b>
Cash-On-Cash ROI:	#DIV/0!
Annualized COCR:	#DIV/0!

### PROJECT HIGHLIGHTS

#### After Repair Value

**\$430,000**

Price per SF

**\$262.4/sf**

#### Purchase Costs

**-\$254,200**

% of ARV

**-59.12%**

#### Total Repair Costs

**-\$70,271**

Cost per SF

**-\$42.9/sf**

#### Total Fixed Costs

**-\$55,756**

% of ARV

**-12.97%**

#### Total Project Costs

**-\$379,027**

% of ARV

**-88.15%**

#### Projected Profit

**\$50,973**

% of ARV

**11.85%**



## LENDER FINANCIAL OVERVIEW

### PROJECT FINANCIAL OVERVIEW

Cost Item	Amount
After Repair Value	\$430,000
-Less Purchase Price	-\$253,000
-Less Repair Costs	-\$55,000
-Less Contingency	-\$15,271
-Less Buying Costs	-\$1,200
-Less Holding Costs	-\$3,100
-Less Financing Costs	-\$24,656
-Less Selling Costs	-\$26,800
<b>Project Profit</b>	<b>\$50,973</b>

### LOAN TERMS & RESULTS

Describe the terms of the loan that you are requesting.

### LOAN AMOUNT

Total Project Costs (excl. Selling)	\$352,227
Loan Amount Requested	-\$352,227
<b>Rehabber Cash Outlay</b>	<b>\$0.00</b>
Loan Term (# of Months)	\$5.00
Interest Income (12.0%)	12.00%
Points/Fees (2.0%)	\$0.02
<b>Total Income to Lender</b>	<b>\$0.14</b>
Cash-On-Cash ROI:	0.00%
Annualized COCR:	0.00%

### FUNDING HIGHLIGHTS

<b>After Repair Value</b>	<b>\$430,000</b>
Price per SF	\$262.4/sf

<b>Total Project Costs (excl. Selling)</b>	<b>-\$379,027</b>
% of ARV	88.15%

<b>Total Loan Requested</b>	<b>\$0</b>
% of ARV	0.00%

<b>Total Interest Income</b>	<b>\$0</b>
Annual Interest Rate	12.00%

<b>Total Points</b>	<b>\$0</b>
% of ARV	2.00%

<b>Total Income to Lender</b>	<b>\$0</b>
Annualized ROI	0.00%



# ESTIMATE SUMMARY

SCOPE OF WORK	TOTAL	%
General Conditions	\$0	0.00%
Demolition	\$3,000	3.17%
Structural Concrete	\$0	0.00%
Concrete & Flatwork	\$1,500	1.58%
Masonry	\$3,000	3.17%
Siding	\$0	0.00%
Decking And Patios	\$0	0.00%
Roofing	\$12,000	12.66%
Ext. Doors & Windows	\$7,500	7.91%
Garage Doors	\$0	0.00%
Landscaping	\$4,500	4.75%
Misc. Ext Improvements	\$1,500	1.58%
Framing & Drywall	\$0	0.00%
Cabinets & Countertops	\$12,000	12.66%
Doors & Trim	\$3,000	3.17%
Carpet & Resilient	\$0	0.00%
Hardwood Flooring	\$9,000	9.50%
Tiling	\$0	0.00%
Painting	\$4,500	4.75%
Appliances	\$3,000	3.17%
Plumbing	\$9,000	9.50%
Hvac	\$0	0.00%
Electrical	\$6,000	6.33%
<b>Subtotal Estimate</b>	<b>\$79,500</b>	<b>7950000.00%</b>
Estimate Adders (Contingencies, Contractor OH & Profit, Taxes, etc.)	\$15,271	16%
<b>Total Estimate (including Adders)</b>	<b>\$94,771</b>	<b>7950016.11%</b>



# PROPERTY PHOTOS



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Picture Caption



Picture Caption



Picture Caption



Picture Caption



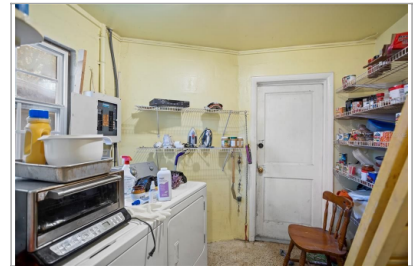
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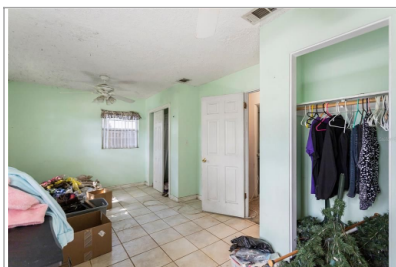
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